

NOVEMBER 20, 2006

The regularly scheduled meeting of the Mansfield Township Planning Board was called to order by Chairman William Mannon at 7:30 PM.

The meeting was opened by stating that adequate notice of this public meeting had been provided in accordance with the Open Public Meetings Act by:

1. posting a notice of this regular meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Star Gazette;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
4. filing said notice with the Township Clerk.

Present: Mannon, Barton, Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers.

Absent: Vaezi.

Also present: Douglas Mace, P.E.; William Edleston, Esquire.

The Pledge of Allegiance was recited.

MOTION was made by **HAZEN** to approve the minutes of the October 16, 2006 meeting as written.

SECONDED: BALDWIN.

Those in favor: Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers, Mannon.

Opposed: None.

Abstained: Barton.

Mannon announced that he listened to the tapes of the October 16, 2006 meeting.

Case #06-13, Steven A. DeMattheis (The Shoppes at Mansfield)

Present for the applicant: Kevin Hahn, Esquire; Greg VandeRyte, P.E.

Baldwin recused himself from the application.

Mace explained the applicant was requesting to amend their approved plan to include a bank on a portion of the lot, and the lot next door. Mace explained there would be waivers and variances, and they would have to be noticed.

MOTION was made by **BARTON** to deem the application for Case #06-13, Steven A. DeMattheis complete.

SECONDED: MYERS.

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Those in favor: Watters, Lunghi, Hazen, Marchioni, Myers, Barton, Mannon.

Opposed: None.

Abstained: None.

Mace indicated that the traffic, and any other outstanding information, should be submitted as soon as possible.

Baldwin returned to the board.

Case #06-09, PNC Realty Services

Present for the applicant: Paul Nusbaum, Esquire; Robert Streker, P.E.; John Harter, P.E.; Thomas Rosselot, PNC Realty Services; Ralph Walker, AIA.

Entered as Exhibit A-6 – color rendering site plan Sheet 3 dated 10/18/06

Streker explained the changes to the plan made since the last meeting: front parking variance removed, cross-access to the shopping center, rear setback increased, and the elimination of the sign variances.

Entered as Exhibit A-7 – letter to Mansfield Plaza requesting cross-easement

MOTION was made by **BALDWIN** to direct the Board Attorney to write a letter to Minac Corporation supporting the cross-easements from the shopping center to the proposed bank property.

SECONDED: MYERS.

Those in favor: Lunghi, Hazen, Marchioni, Myers, Baldwin, Watters, Mannon.

Opposed: None.

Abstained: Barton.

Harter, the traffic engineer, explained what counts were taken, and further explained the DOT standards.

Entered as Exhibit A-8 – 9/20/06 letter to DOT from Atlantic Traffic

Entered as Exhibit A-9 – 11/15/06 letter to DOT from Atlantic Traffic

Rosselot explained the hours of operation, and the number of employees at the facility.

Streker stated the property is serviced by water and sewer. Mace concurred that HMUA has indicated that water and sewer are available to the site.

Entered as Exhibit A-10 – north and west elevations

Entered as Exhibit A-11 – east and south elevations

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Entered as Exhibit A-12 – photo display existing PNC Bank

Entered as Exhibit A-13 – materials board

Walker briefly explained the prototype appearance of the proposed bank building.

Walker also described the proposed signs.

The Chairman opened the hearing to the public, and there being no questions or comments, closed the hearing.

MOTION was made by **WATTERS** to close public portion of the hearing.

SECONDED: HAZEN.

Those in favor: Hazen, Marchioni, Myers, Barton, Baldwin, Watters, Lunghi, Mannon.

Opposed: None.

Abstained: None.

MOTION was made by **BALDWIN** to approve the requested variances for Case #06-09, PNC Realty Services.

SECONDED: MYERS.

Those in favor: Marchioni, Myers, Baldwin, Watters, Lunghi, Hazen, Mannon.

Opposed: None.

Abstained: Barton.

MOTION was made by **BALDWIN** to approve the requested waivers for Case #06-09, PNC Realty Services.

SECONDED: MYERS.

Those in favor: Myers, Baldwin, Watters, Lunghi, Hazen, Marchioni, Mannon.

Opposed: None.

Abstained: Barton.

MOTION was made by **HAZEN** to draft a resolution granting preliminary and final major site plan for Case #06-09, PNC Realty Services, subject to a cross-easement being obtained with Minac Associates.

SECONDED: MYERS.

A discussion took place regarding the time limitation for obtaining the cross-easement.

Hazen and Myers rescinded their motion and second.

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MOTION was made by **BALDWIN** to draft a resolution granting preliminary and final major site plan approval for Case #06-09, PNC Realty Services, subject to the conditions as related during the public hearing, the conditions as related in Mace's report, and allowing 60 to 90 days within which to obtain the cross-easement with Minac Associates.
SECONDED: MYERS.

Those in favor: Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers, Mannon.

Opposed: None.

Abstained: Barton.

MOTION was made by **BALDWIN** to accept the extension of time for action for Case #06-09, PNC Realty Services to the next regular meeting of December 18, 2006.
SECONDED: HAZEN.

Those in favor: Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers, Mannon.

Opposed: None.

Abstained: Barton.

Case #06-08, Warren Haven/County Offices

Present for the applicant: Everett Chamberlain, Freeholder Director; Raymond O'Brien, AIA; Greg VanderRyte, P.E.; Dave Hicks, County Engineer

Marchioni and Baldwin recused themselves.

Chamberlain explained the proposal to stabilize the old welfare home/juvenile in need of supervision building, and to renovate it into county offices to house the Department of Environmental Health.

O'Brien stated the building is a very sound structure, and it would be restored back to the original appearance. O'Brien explained that the building has three floors, and an elevator would be installed. O'Brien explained some of the history behind the building, and how further restoration would take place to one of the out buildings.

Further discussion took place regarding the restoration process.

Mannon and Barton commented the county for their effort in the re-construction of the facility.

MOTION was made by **MANNON** to concur with the renovation plans for Case #06-08, Warren Haven/County Offices, and to endorse approval of the project for the facility restoration into county offices.
SECONDED: HAZEN.

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Those in favor: Watters, Lunghi, Hazen, Myers, Barton, Mannon.

Opposed: None.

Abstained: None.

The Chairman called for a brief recess at 9:05 PM.

The meeting was reconvened at 9:15 PM.

Present: Mannon, Barton, Baldwin, Watters, Lunghi, Hazen, Marchioni, Myers.

Absent: Vaezi.

Also present: Douglas Mace, P.E.; William Edleston, Esquire.

Case #06-12, The Trust for Public Land

Mace explained that the application was for the purchase of the Eagle Valley property, and that a lot line adjustment was necessary. Mace stated the purchase by The Trust for Public Land would be for the front of the property, and DEP would purchase the back lands. Mace indicated that DEP wants the Township to take over the last 800' of Hilltop Road, which is a Governing Body issue. Mace indicated the preserved lands would be farmed.

MOTION was made by **BALDWIN** to indicate there was no objection to the lot line adjustment for Case #06-12, The Trust for Public Land, subject to a copy of the final survey being submitted.

SECONDED: MYERS.

Voice vote: ALL IN FAVOR.

The Chairman adjourned the meeting at 9:25 PM.

Respectfully submitted,

Patricia D. Zotti, Secretary
(As Written)